Map	Block	Lot	CARD		
149.0	0003	0006.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	767,500	/	767,500
USE VALUE:	767,500	/	767,500
ASSESSED:	767,500	/	767,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRAMSTAD RICHARD A--ETAL
Owner 2:	DRAMSTAD TRACEY J
Owner 3:	
Street 1:	95 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,576 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Wood Shingle Exterior and 2435 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5576.000	356,400		411,100	767,500
Total Card	0.128	356,400		411,100	767,500
Total Parcel	0.128	356,400		411,100	767,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.25 | /Parcel: 315.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	97996
GIS Ref	
GIS Ref	
Insp Date	04/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,400	0	5,576.	411,100	767,500	767,500	Year End Roll	12/18/2019
2019	101	FV	300,700	0	5,576.	411,100	711,800	711,800	Year End Roll	1/3/2019
2018	101	FV	319,100	0	5,576.	364,100	683,200	683,200	Year End Roll	12/20/2017
2017	101	FV	319,100	0	5,576.	305,400	624,500	624,500	Year End Roll	1/3/2017
2016	101	FV	319,100	0	5,576.	305,400	624,500	624,500	Year End	1/4/2016
2015	101	FV	302,400	0	5,576.	264,300	566,700	566,700	Year End Roll	12/11/2014
2014	101	FV	302,400	0	5,576.	255,500	557,900	557,900	Year End Roll	12/16/2013
2013	101	FV	302,400	0	5,576.	243,100	545,500	545,500		12/13/2012

!11633!

PRINT

Date	Time
12/11/20	01:46:37

LAST REV

Date	Time
07/19/18	11:47:16
apro	
11633	

USER DEFINED

Prior Id # 1:	97996
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1044-43		5/1/1988		179,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2003	493	Addition	180,000	C				
4/23/1993	124		2,750	C				12X16 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	Inspected	PH	Patrick H
4/18/2018	MEAS&NOTICE	CC	Chris C
3/9/2009	Inspected	163	PATRIOT
1/20/2009	Measured	336	PATRIOT
11/18/1999	Meas/Inspect	263	PATRIOT
7/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5576		Sq. Ft.	Site		0	70.	1.05	8									411,097						411,100	

Total AC/HA:	0.12801	Total SF/SM:	5576	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	411,097	Spl Credit		Total:	411,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Excellent
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.18448710
Const Adj.:	0.98500049
Adj $ / SQ:	105.005
Other Features:	127254
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399529
Depreciation:	43149
Depreciated Total:	356380

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

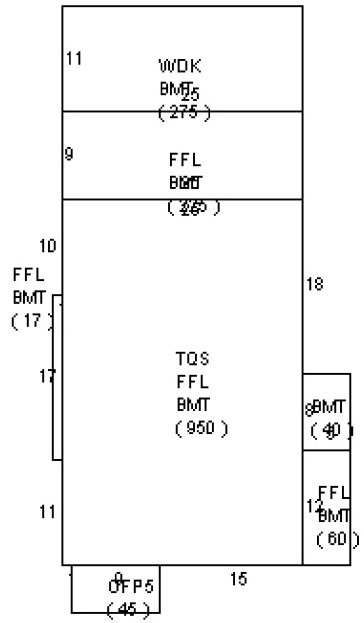
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	105.00
Special Features:	0	Val/Su Net:	92.52
Final Total:	356400	Val/Su SzAd	181.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,567	39.200	61,432
FFL	First Floor	1,252	105.000	131,466
TQS	3/4 Story	713	105.000	74,816
WDK	Deck	275	9.490	2,610
OFP	Open Porch	45	43.340	1,950
	Net Sketched Area:	3,852	Total:	272,274
Size Ad	1964.5	Gross Are	4089	FinArea 2435

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	